



**Connells**

William Lewis Walk  
Coventry



## Property Description

new development and popular residential area of Tile Hill within easy reach of local amenities and the A45 motorway link. The accommodation briefly comprises ground floor: guest w/c, lounge and a fitted kitchen. Upstairs there are two good sized bedrooms and a fitted bathroom. Externally there is a rear garden, off road parking to front, plus an additional parking space to the end of the property.

'Staircase to freehold on completion'

### Approach

Upvc front door.

### Entrance Hall

Stairs rising to first floor, understairs cupboard.

### Guest W/C

Comprising toilet and wash hand basin.

### Open Plan Lounge/Kitchen

#### Lounge

15' 11" x 13' 5" ( 4.85m x 4.09m )

Double glazed window to the rear elevation, radiator and double glazed doors leading to the rear garden.

#### Fitted Kitchen

10' 10" x 8' 10" ( 3.30m x 2.69m )

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Electric oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance, radiator, double glazed window to the front elevation.

### First Floor Landing

Double glazed window to the front elevation and doors to;

#### Bedroom One

12' 6" x 9' 1" ( 3.81m x 2.77m )

Double glazed window to the front elevation and radiator.

#### Bedroom Two

12' 3" x 8' 7" ( 3.73m x 2.62m )

Double glazed window to the rear elevation and radiator.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

## Outside

### Front Of Property

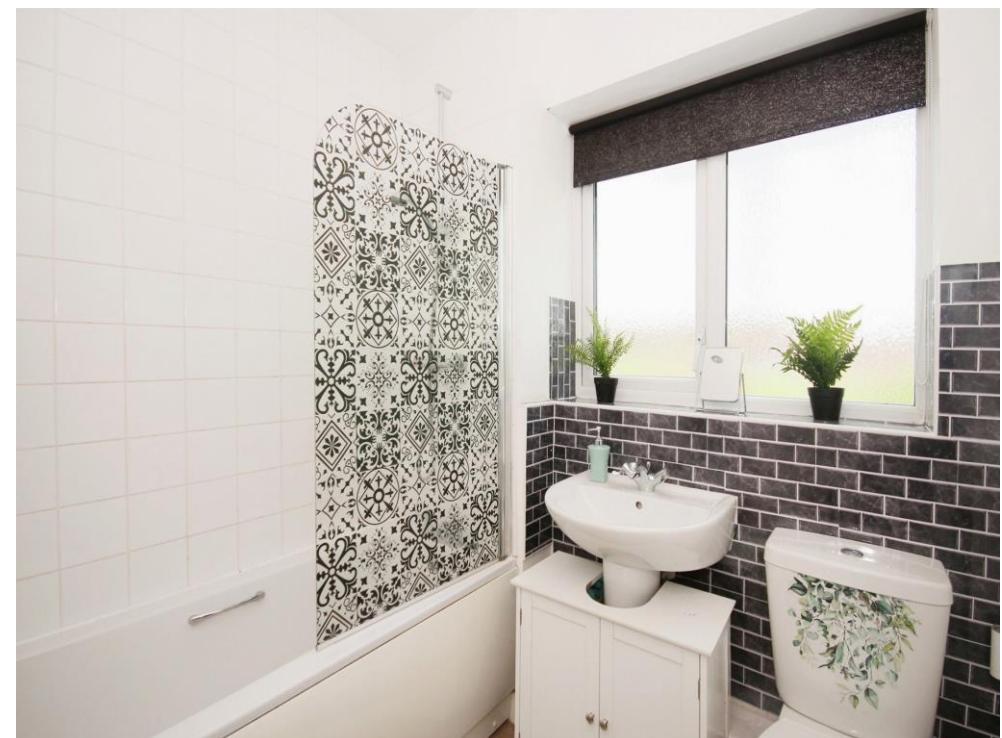
Off road parking for one vehicle to the front, plus an additional parking space to the end of the property.

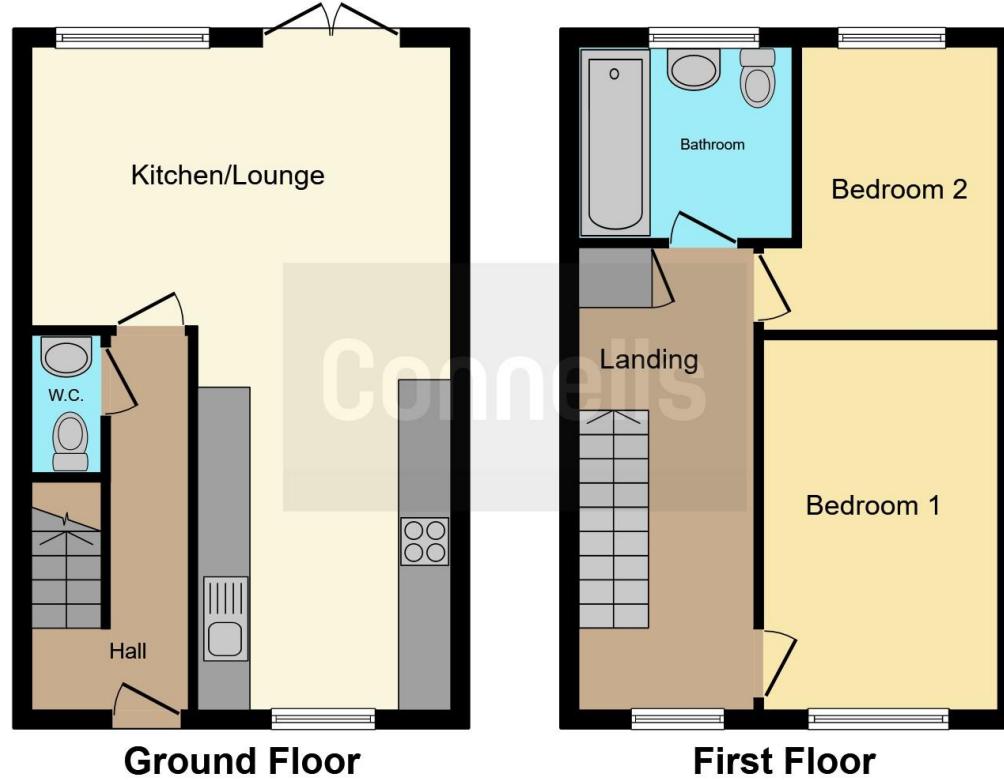
### Rear Garden

Patio area beyond being laid to lawn.

### Agents Note

Midland Heart have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from Midland Heart to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold, service charges may apply. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B    Council Tax  
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